



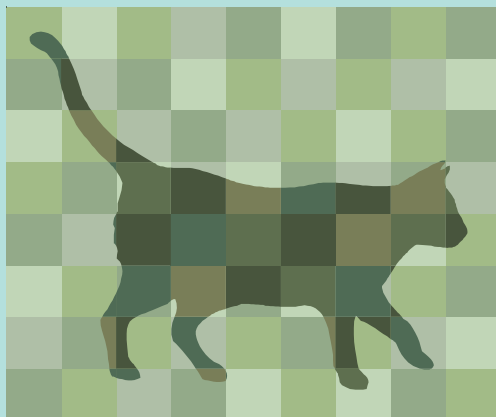
Welcome to the Clark County Community Development e-News. We send this publication out once a month to announce the latest in what's happening. We will attempt to cover a broad range of topics that we hope will be of interest to you. We need your input! We welcome your comments about our news bulletin; and if you have topics you would like us to cover and we haven't, we'll do our best to accommodate you!★

Keep your pets warm in the cold winter months

As winter nears, animal cruelty and neglect calls are on the rise. Please review the tips below to protect your animals in the cold winter months.

Dogs & Cats

- Pets shouldn't be left alone in a vehicle for extended periods of time. A car may actually hold the cold air inside freezing the pet.
- Although poisonous, antifreeze can have a sweet taste and be attractive to dogs and cats. Carefully clean up any spills and make sure your pets remain on your property.
- Cats may crawl under a car hood to use the engine warmth and may be severely injured or killed when the engine is restarted. A quick bang on the hood may frighten off a snoozing cat before an unfortunate accident occurs.



Livestock

- Livestock burn a lot of energy just to keep warm in the winter months. When you combine the cold with work and play, the amount of energy and calories used can double. Be sure to adjust their feed program accordingly.
- If you feed horses and/or cattle together, be sure dominant animals are not eating more than their share.
- Have clean, potable water available at all times to help regulate body temperature.
- Help prevent nutrition problems with a good worming and vaccination program.
- Make dry and warm shelter accessible at all times.★

2005 Fee Update

In response to the 2000 Performance Audit, Community Development reviews development fees on an annual basis. There are four areas in the update for 2005:

- Development Services Cost of Service fees;
- Development Services across the board fee change;
- Building fees across the board change;
- Fire Marshal inspection fee structure;
- and new fees / administrative changes.

The Board of Clark County Commissioners adopted the following fees and fee updates. These fees become effective January 3, 2005. A complete copy of the fee table is available on the Clark County Web site, www.clark.wa.gov/commdev.

The public share is a general fund contribution the commissioner's gives to development reviews.

January 2005

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- ★ Zoning Amendments take time
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1. Development Services and engineering, across the board and cost of service changes were approved.

- The fees are calculated based on methodologies recommended in the Review of Planning and Development Fees performance audit completed by the county's Auditor's Office on October 15, 2003.
- The fees include all the changes from the proposed 2005 budget including: implementing E-Permitting; funding the support of the Hearings Examiner; and changes in PERS.
- The fees assume a conservative status quo workload level.

2. For Building services, the Board of Clark County Commissioners adopted an across the board 2.09 percent increase for 2005 building fees.

- Costs for 2005 are based on the proposed budget including: a new

- position in Customer Service; E-Permitting; and changes in PERS.
- The fee update assumes a conservative status quo workload level.

3. For Fire Marshal Inspection Fees, the Board of Clark County Commissioner's changed the fee structure for 2005.

- Currently, inspections cost \$138 for the first and \$68 for additional inspections, regardless of use or size of facility.
- The newly adopted are based on facility use and size.
 - Smaller, less hazardous businesses will pay less and larger more hazardous businesses will pay more for inspections.
 - Fees are set using the existing public share and should result in the same total amount of revenue in 2005 as the existing fee structure.

For more information on the way



Quick Clicks

- Comprehensive Plan Update
- Data Library
- Team Focus
- Department Calendar

Divisions

- Animal Control
- Building Division
- Code Enforcement
- Permit Center
- Development Services
- Engineering Services
- Fire Marshal's Office
- Long Range Planning

Development Services Fees Public Share = 7.5% Net Change in all fees = -2.82%

Fee	COS in 2004	Number of Cases in Sample	2004 Current Fee	2005 Proposed Fee After Accounting for Public Share	Change from 2004 Fee	% Change
Pre Application	Yes	280	\$1,004	\$1,038	\$34	3%
Short Plat						
Preliminary Review	Yes	42	\$3,288	\$2,966	(\$322)	-10%
Preliminary Stormwater Plan ¹	Yes	50	\$829	\$698	(\$131)	-16%
Preliminary Transportation Plan ¹	Yes	50	\$829	\$698	(\$131)	-16%
Subdivision						
Preliminary Review	Yes	83	\$6,022	\$6,037	\$15	0%
Final Review	Yes	25	\$1,104	\$1,138	\$34	3%
Preliminary Stormwater Plan ¹	Yes	59	\$1,412	\$1,423	\$11	1%
Preliminary Transportation Plan ¹	Yes	59	\$1,790	\$1,803	\$13	1%
Final Stormwater Plan ^{1,2}	No	33	\$3,545	\$2,041	(\$1,504)	-42%
Final Transportation Plan ^{1,2}	No	33	\$3,678	\$2,117	(\$1,561)	-42%
Site Plan Review: Non-Residential						
Type I Preliminary Review	Yes	60	\$1,230	\$1,434	\$204	17%
Type I Final Review ³	No	35	\$3,532	\$1,886	(\$1,646)	-47%
Type II Preliminary Review	Yes	99	\$4,921	\$4,664	(\$257)	-5%
Type II Final Review	Yes	60	\$3,532	\$2,982	(\$550)	-16%
Type I or II Preliminary Stormwater Plan ¹	Yes	65	\$1,276	\$1,171	(\$105)	-8%
Type I or II Preliminary Transportation Plan ¹	Yes	65	\$1,470	\$1,349	(\$121)	-8%
All Other Development Service Fees	NA					2.52%

Note#1: Proposed fee is the based on combined costs of performing both Stormwater Review and Transportation Review and then using ratio of current fee amounts to set proposed fee amounts.

Note#2: 2004 current fee is a base plus per lot fee. The calculated current fee is based on number of lots in the sample used to calculate the proposed fee.

Note#3: 2004 current fee is same as Type II since there currently is no separation between Type I & II.

fees are calculated, contact Toby LaFrance, Finance Manager, at (360) 397-3275 ext. 4875. Copies of the complete fee tables are available on the Web site, or from the Customer Service Center at in the Citizen Service Center, 1300 Franklin, Vancouver WA 98660. ★

New Faces



Rachael Stuart

The Fire Marshal's Office has hired a temporary/part-time fire inspector, **Rachael Stuart**, to assist in the field with fire inspections.

Rachael has served as a firefighter, is a certified paramedic, and has a degree in Fire Science from Chemeketa Community College.

They have also hired temporary office assistant, **Leesa Bequette**. Leesa has held temporary assignments with Clark County in IT and most recently in the Customer Service division.



Leesa Bequette



Maria Rennaker

Maria Rennaker has accepted a Community Development Specialist Assistant position in Customer Service. Maria brings 15

years of customer service experience to Clark County. When not working, Maria enjoys riding 4-wheelers and attending sporting events with her family.

Stuart Morley has accepted an inspector position in the Building Division. Stuart brings 16 years of building industry experience to Clark County and is now eager to see what it's like on the "other" side. When not working, Stuart enjoys camping and going to the beach with his family. He is also an avid football fan. ★



Stuart Morley

Congratulations!

Rich Walters, building inspector, recently obtain his Residential Building certification. Congratulations Rich!

Mike Selig, building inspector, recently obtained his Plumbing certification. Well done Mike! ★

Zoning code amendments take time

Recently, a citizen asked "Why does it take so long to amend the language in the zoning code?" It seems like an amendment would be simple. Determine what is wrong, write a new piece of code, take it to the Board of Clark County Commissioners and get it approved. Seems like a three week job.

Zoning code amendments change the law as it applies to all the residents of unincorporated Clark County. The process tries to ensure that the changes are well thought out and solve a problem. This, of course, takes time. Generally, staff plans on a minimum of six months to process a technical or minor policy code change. Major changes take a minimum of eighteen months and on occasion can take years.

What's On TV Tonight?

There is a lot on CVTV (channel 23) about Community Development. For example, you can watch the animal control, land use, and code enforcement hearings, as well as the county's Planning Commission. To see the complete schedule click here:

www.cvtv.org ★

Expanding our audience

Do you know others who would benefit from this information? Any list serves that would be appropriate for us to post this on? On the other hand, if you would like to be taken off our e-mailing list, just let us know. Contact Désirée at desiree.demonye@clark.wa.gov. ★

A proposed change to the zoning code language can start in several places. It might come from the Board of Clark County Commissioners, who find the code does not reflect their desired policy or approach. The Planning Commission, staff, or any citizen can also initiate a code change. The need for a change is referred to staff in the Long Range Planning Division. They look at the proposal and determine if fixing the problem is a technical issue, a minor technical change, or a major project.

The technical issues can be a misspelled word or a missing line in the code. Minor policy issues are things like making a change in one section of the code so it matches another section of code. Perhaps the minor change is a clarification to make the code match the current practice of the department. These changes are referred to the Development Services Division. They compile the proposed changes for processing twice a year.

Staff takes this slate of amendments (usually called biannual amendments) to the Board of Clark County Commissioners in a work session and gets approval to work on them. Work sessions are informal times where the board discusses issues with staff. Work sessions are open to the public but testimony is not heard. Sometimes there are code changes the board believes are not important, and they are dropped from the slate of amendments. Other code changes may be considered major policy changes and are

referred back to the Long Range Planning Division.

After the board approves the slate of amendments, staff begins work on the new code language. The county prosecuting attorney is involved, as are other divisions and often stakeholders. The objective is to make a change that solves the problem, does so in the least intrusive manner, is legally defensible, and does not create a ripple effect problem elsewhere in the code.

Once the changes are written, they are taken to the Planning Commission. The Planning Commission is a group of citizens appointed by the Board of Clark County Commissioners. They give the board advice and input on planning issues. The Planning Commission reviews the proposed changes in a workshop. They then schedule a public hearing. Depending on the nature of the changes, multiple hearings may be required. This is generally not the case with the technical and minor policy zoning code changes.

The Planning Commission takes action and makes a recommendation to the board. Staff prepares the recommendation. Sometimes, another work session is held with the board to advise them of the Planning Commission's point of view. The code changes go to the Board of Clark County Commissioners at a public hearing. After the hearing, the board may ask for more changes to the code, and hold another hearing, or adopt the change.

For contentious issues, the board can send the changes back to staff for more work. Then the process begins again, from staff, to board work session, to the Planning Commission and back to the board.

Long Range Planning Division staff works on the major policy issues. Examples are writing a mixed use code or developing an infill ordinance. These projects are placed on the Long Range Planning work program. The Board of Clark County Commissioners decides each year which of the projects to address. The department generally has more projects on the list than it can accomplish in a year, so priorities are set.

The board may decide to appoint a task force to provide public input on the zoning code change. Sometimes the board directs staff to create expert panels or use focus groups. Once the code is drafted, it goes back to the Board of Clark County Commissioners for a work session. If the board approves the draft, it goes to the Planning Commission and the process is the same as the process for minor technical changes and minor policy changes.

If this is not complicated enough, changes to zoning maps and some specific other changes follow a slightly different process but all the participants in the process are the same.

Changing the zoning code takes time. The result, however, is ordinances that are more accurate, respond to problems more directly,

and provide the right level of regulation instead of over or under regulation. *

ComDev in the News

Daring to Differ The Columbian 11-29-04

http://www.columbian.com/11292004/front_pa/216672.html

Recruit sought for seat on planning panel The Columbian 11-27-04

http://www.columbian.com/11272004/clark_co/216244.html

Race for Pridemore seat now under way The Columbian 11-24-04

http://www.columbian.com/11242004/front_pa/215212.html

State hearings board receives 10 appeals to 20-year growth plan

The Columbian 11-24-04

http://www.columbian.com/11242004/front_pa/215208.html

Hall aims to boost use of the fairgrounds The Oregonian 11-24-04)

http://www.oregonlive.com/metronorth/oregonian/index.ssf?base/metro_north_news/1101301742152980.xml

NE 72nd project planned The Columbian 12-2-04

<http://www.columbian.com/12022004/business/218071.html> *